076.0	0005	0017.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	844,700	/	844,700
USE VALUE:	844,700	/	844,700
ASSESSED:	844,700	/	844,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
56		COLLEGE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RUSSELL THOMAS J/TRUSTEE
Owner 2:	THOMAS J RUSSELL REVOCABLE
Owner 3:	TRUST
Street 1:	56 COLLEGE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	RUSSELL THOMAS J-BARBARA A -
Owner 2:	-
Street 1:	56 COLLEGE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .263 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1958, having primarily Wood Shingle Exterior and 2582 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11476.000	309,700		535,000	844,700
Total Card	0.263	309,700		535,000	844,700
Total Parcel	0.263	309,700		535,000	844,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 327.15 | /Parcel: 327.15

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 076.0-0005-0017.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	309,700	0	11,476.	535,000	844,700		Year end	12/23/2021
2021	101	FV	298,400	0	11,476.	535,000	833,400		Year End Roll	12/10/2020
2020	101	FV	298,300	0	11,476.	535,000	833,300	833,300	Year End Roll	12/18/2019
2019	101	FV	243,600	0	11,476.	496,800	740,400	740,400	Year End Roll	1/3/2019
2018	101	FV	243,600	0	11,476.	496,800	740,400	740,400	Year End Roll	12/20/2017
2017	101	FV	243,600	0	11,476.	435,600	679,200	679,200	Year End Roll	1/3/2017
2016	101	FV	243,600	0	11,476.	397,400	641,000	641,000	Year End	1/4/2016
2015	101	FV	240,600	0	11,476.	351,600	592,200	592,200	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RUSSELL THOMAS	69253-334		5/9/2017	Convenience	99	No	No		BARBARA ANN RUSSELL D.O.D. 3/2/2017 BK 69356
	13468-582		6/1/1978		55,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/10/2015	134	Redo Kit	8,000					Kitchen remodel.
7/21/1992	324		16,000					6X22 ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
5/20/2015	Permit Insp	PC	PHIL C
12/12/2008	Meas/Inspect	345	PATRIOT
10/13/1999	Meas/Inspect	266	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11476		Sq. Ft.	Site		0	70.	0.67	12									534,995						535,000	

Total AC/HA:	0.26345	Total SF/SM:	11476	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	534,995	Spl Credit		Total:	535,000

User Acct

48488

GIS Ref

GIS Ref

Insp Date

12/12/08

!6372!

PRINT

Date	Time
12/30/21	03:48:12

LAST REV

Date	Time
06/07/17	09:07:24
ekelly	

PAT ACCT. 6372

USER DEFINED

Prior Id # 1:	48488
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.24154925
Const Adj.:	1.00999999
Adj $ / SQ:	125.396
Other Features:	107906
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	420789
Depreciation:	111088
Depreciated Total:	309700

COMMENTS

OF=SHOWER IN FBTH & SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

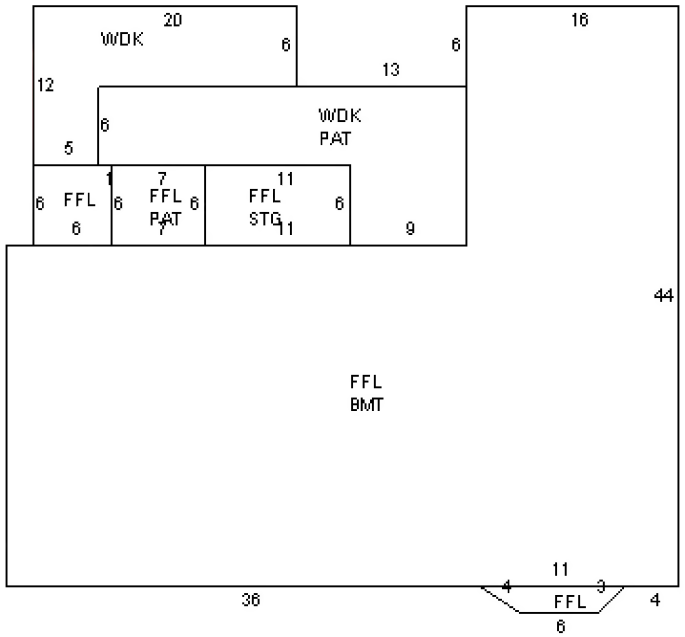
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	125.40
Special Features:	0	Val/Su Net:	75.70
Final Total:	309700	Val/Su SzAd	174.48

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,775	125.400	222,579
BMT	Basement	1,614	52.950	85,459
WDK	Deck	372	8.780	3,264
PAT	Patio	264	3.710	979
STG	Storage	66	9.120	602

Net Sketched Area:	4,091			Total:	312,883
Size Ad	1775	Gross Area	4091	FinArea	2582

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

076.0-0005-0017.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	